145.0	0006	0012.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	696,700 / 696,700
					USE VALUE:	696,700 / 696,700
					ASSESSED:	696,700 / 696,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
23		WALL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HODGDON ANDREW D
Owner 2:	BAUMSTEIN CAROL L
Owner 3:	
Street 1:	23 WALL ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	SCHEUPLEIN HANS FELIX & -
Owner 2:	SCHEUPLEIN SARAH A MAAS -
Street 1:	23 WALL ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .109 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1939, having primarily Vinyl Exterior and 1534 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4762.000	246,400		450,300	696,700
Total Card	0.109	246,400		450,300	696,700
Total Parcel	0.109	246,400		450,300	696,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 454.17 /Parcel: 454.17

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 95480

GIS Ref

GIS Ref

Insp Date 04/19/18

!11377!

PREVIOUS ASSESSMENT

Parcel ID 145.0-0006-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	246,400	0	4,762.	450,300	696,700		Year end	12/23/2021
2021	101	FV	239,700	0	4,762.	450,300	690,000		Year End Roll	12/10/2020
2020	101	FV	239,900	0	4,762.	450,300	690,200	690,200	Year End Roll	12/18/2019
2019	101	FV	214,200	0	4,762.	422,100	636,300	636,300	Year End Roll	1/3/2019
2018	101	FV	204,500	0	4,762.	349,000	553,500	553,500	Year End Roll	12/20/2017
2017	101	FV	204,500	0	4,762.	320,800	525,300	525,300	Year End Roll	1/3/2017
2016	101	FV	204,500	0	4,762.	292,700	497,200	497,200	Year End	1/4/2016
2015	101	FV	193,500	0	4,762.	287,100	480,600	480,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	12:25:03

LAST REV

Date	Time
10/07/21	18:07:06
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11377

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SCHEUPLEIN HANS	72644-334	1	5/23/2019		778,000	No	No		
CLEMENT VIRGINI	58371-593		1/27/2012		492,000	No	No		
JONES PAUL E &	35295-404		4/18/2002	Family	170,000	No	No		
JONES PAUL	22889-186		2/5/1993			No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/29/2021	1082	Porch	62,503	O				
3/9/2017	253	New Wind	13,800	C				
5/2/2016	554	Heat App	13,000					2 MINI SPLIT SYS H
3/22/2012	269	Re-Roof	7,846					
4/1/2003	223	Wood Dec	2,500					

ACTIVITY INFORMATION

Date	Result	By	Name
8/19/2019	SQ Returned	JO	Jenny O
4/19/2018	Meas/Inspect	HS	Hanne S
4/27/2012	MLS	EMK	Ellen K
2/2/2009	Meas/Inspect	372	PATRIOT
12/7/1999	Mailer Sent		
11/15/1999	Measured	263	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	95480
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4762		Sq. Ft.	Site		0	80.	1.18	9									450,287						450,300	

Total AC/HA:	0.10932	Total SF/SM:	4762	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	450,287	Spl Credit		Total:	450,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1939	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G5	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	50
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj $ / SQ:	178.605
Other Features:	86269
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	357173
Depreciation:	110724
Depreciated Total:	246449

COMMENTS

SHED N.V.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

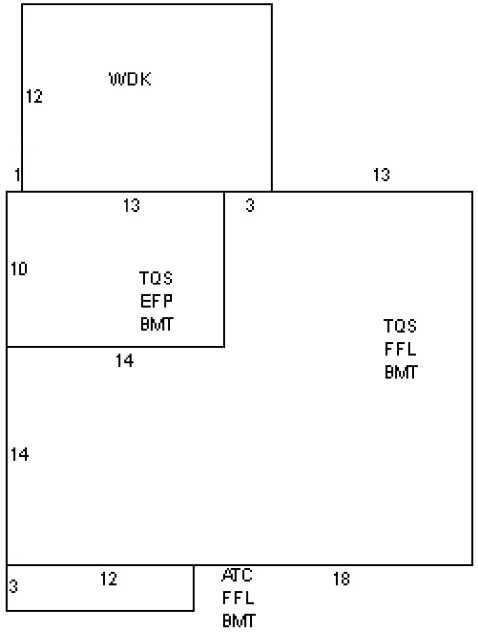
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	178.61
Special Features:	0	Val/Su Net:	109.17
Final Total:	246400	Val/Su SzAd	210.85

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	756	71.000	53,673
FFL	First Floor	616	178.610	110,021
TQS	3/4 Story	540	178.610	96,447
WDK	Deck	192	10.980	2,109
EFP	Enclos Porch	140	45.740	6,403
ATC	Attic	13	178.610	2,250

Net Sketched Area:	2,257			Total:	270,903
Size Ad	1168.6	Gross Area	2460	FinArea	1534

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50		

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

145.0-0006-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	AV	2016	0.00	T	2.4	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc